Government of India, State Governments, Urban Local Bodies on one hand and the people on the other

NCR Planning Board proposal for bus services

3019. SHRI DHARAM PAL SABHARWAL: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether it is a fact that NCR Planning Board has mooted a proposal and directed the concerned Government to explore the possibility of extending DTC services to the peripheral cities like Gurgaon, Faridabad, Bahadurgarh on the lines of NOIDA;

(b) if so, the reaction of the respective Governments to the proposal; and

(c) by when the proposal is likely to be given concrete shape?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) The NCR Planning Board has informed that no such proposal has been mooted by it.

(b) and (c) Do not arise in view of (a) above.

Additions/alterations in DDA Flats

3020. DR. (SHRIMATI) NAJMA A. HEPTULLA: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) the additions/alterations considered structurally safe in DDA flats;

(b) the details of some illustrations of structurally unsafe additions/ alterations taking cue from the ground reality in DDA colonies, which may act as a guide for public/RWAs;

(c) in what manner Government propose to deal with the existing additions/alterations which are structurally not safe; and

(d) the steps Government propose to take to stop such additions/ alterations forthwith?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) The list of items of additions/ alterations and additional coverage permissible in DDA flats, is enclosed as statement. (*See* below)

(b) No list of structurally unsafe additions/alterations has been published

by DDA. However, additions and alterations not listed in the Annexure are not permissible.

(c) to (d) According to the prevalent policy, structural safety is one of the governing principles in all the permissible additions/alterations and additional coverage in DDA flats. DDA has also reported that in the case of DDA flats, action for issuance of show cause notice followed by demolition notice is taken for demolition of unauthorized additions/alterations.

Statement

List of Additions/Alterations Allowed in DDA Flats

A. CONDONABLE ITEMS

1. To convert existing barsati into room provided the wall is made of only 115 mm thick.
2. Grills and glazing in verandah with proper fixing arrangement.
3. Raising height of front and rear courtyard wall up to 7' height by putting up jali/fencing.
4. Providing door in courtyard wherever not provided.
5. Providing sunshades on doors and windows wherever not provided with proper fixing arrangements.
6. Closing the door.
7. If the bathroom or WC are not having roof, these may be treated as open urinals and allowed.
8. Raising the wall of balcony/terrace parapet with grill or glazing up to 5' height.
9. Construction of open staircase (cat ladder) where no staircase has been provided for approach to the terrace.
10. To put/provide additional PVC water tank at ground flooor area without disturbing the common passage.
11. To provide an additional PVC water tank in the scooter/car garage at the surface level.
12. To provide loft/shelf in the rooms without chase in the walls.
13. To change the flooring with water proofing treatment.
14. To remove half (4 ½") brick wall.

15. To make a ramp at front gate without disturbing the common passage/storm water drain.
16. To provide sunshades on the outer windows upto 2' wide projection.
17. To provide false ceiling in rooms.
18. To make an opening of maximum size of 2'6" x 1'9" for exhaust fan or air-conditioner in existing walls.
19. Fixing of door in back and front courtyard.
20. Converting of window into almirah, subject to availability of light and ventilation as per building byelaws provided that no structural elements are disturbed and there is no projection extending beyond the external wall.
21. Shifting of water storage tank/raising of the parapet wall up to 5' height and putting additional water storage tank. Wherever the existing water storage tank capacity is less than 500 ltrs. in a flat, the existing water storage tank can either be replaced by a 500 ltrs. tank or if possible the additional tank can be added so as to make the total storage capacity upto 550 ltrs. However, such replacement/provision of additional tank will be done only on the locations specified for such tanks and the supporting beams will be required to be strengthened suitably. Parapet wall around terrace can be increased to a height of 5'.
22. To shift the front glazing, rooms/windows up to existing chajja.

B. ADDITION/ALTERATIONS(S)PERMITTED WITH PRIOR INTIMATION/PERMISSION:

Following addition (s)/alteration(s) can be carried out with prior intimation/ permission of the concerned agency, *i.e.* DDA/MCD as per the prescribed procedure:

1. Interchange the position of kitchen, bathroom & WC with proper connections subject to structure safety. To carry out this interchange, all the allottees of one vertical stack will have to apply jointly to the concerned agency.
2. Construction of bathroom and WC in the rear courtyard.
3. Covering of the open terrace with sloping roofs up to 9' height with lightweight material *eg.* fibre glass/AC sheets/GI sheets with pipes and standard angle iron section etc. and enclosing with glazing.

4. Removal of original structure and reconstruction with due permission in the case of single storeyed bilt up flats only subject to the satisfaction of building byelaws and prior approval of the local authority.

C. ADDITIONAL COVERAGE PERMITTED WITH PRIOR PERMISSION

1. Covering of courtyard and floor level terraces is allowed subject to fulfilment of building byelaws and structural safety.

2. In three or four storeyed flats, the owners at upper floor shall have the right to cover the area available as a result of coverage of courtyard/terrace of floor below. In such cases, the residents of DDA flats in a vertical stack served by the same staircase should give their consent and jointly apply for permission.

3. In two storeyed flats, the allottee at first floor will have no right of construction above the courtyard built by ground floor allottee. The upper floor allottee of two storeyed flats can use the roof terrace for extra coverage as permissible.

4. A barsati on the roof terrace of the top floor in addition to mumty is allowed. This barsati should preferably be adjoining to the mumty and equivalent to the size of the room below so that construction of wall over wall is ensured at terrace level. This will be subject to the provision of access to the residents of the block for maintenance of water tank, plumbing system, fixing of TV/Cable antennas, etc.

Bangalore Metro Rail Project

3021. SHRI JANARDHANA POOJARY: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether there is considerable delay in the implementation of Bangalore Metro Rail Project; and

(b) if so, the details with its present status and the action taken to remove impediments, if any, in the implementation of the project and the targeted date of completion of the project?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT (SHRI AJAY MAKEN): (a) No, Sir.

(b) Does not arise.